

MINUTES
WORK SESSION - GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
TOWN OF CAMP VERDE – 473 S. MAIN ST., CAMP VERDE, AZ 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY, MAY 22, 2014 at 6:00 P.M.

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. Call to Order

The meeting was called to order at 6:01 p.m. by **Chairman Davis**. He requested a change to the order of the Agenda-- discussion of the 260 East Character Area first--in order to accommodate Commissioner Parrish's request.

2. Roll Call

Chairman Davis, Vice Chairman Norton, and Commissioners Hisrich, Blue, Hough, Norton, and Freeman were present. Commissioner Parish arrived at 6:04 p.m.

Also Present: Community Development Director Michael Jenkins, Assistant Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Saepyoel Choe.

3. Pledge of Allegiance

The Pledge of Allegiance was led by **Commissioner Blue**.

4. Approval of Minutes:

May 8, 2014 – General Plan Work Session

On a motion by **Commissioner Freeman**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the minutes.

5. Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the 260 East Character Area. Staff: Michael Jenkins

On a motion by **Commissioner Hough**, seconded by **Vice Chair Norton**, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the 260 East Character Area, with the following amendments: 1) Change "proposed" to "purchased for a future Town Park" under the "Physical Description" and "Parks and Recreation" columns, 2) Add "State Route 260 and Howards / Reeves Arena Road" under "Major Intersections," 3) Delete "Verde River" and "Diamond S Ditch" from "Points of Interest," 4) Add "RS/C1/C2/C3 on the north and south side of State Route 260" and "PM" "along McDonald Lane" under "Preferred non-residential zoning districts" for the 260 Character Area.

Community Development Director Michael Jenkins explained the boundary area, explaining that boundaries are generally drawn along the Verde River, a Town boundary, or a road. He thanked the subcommittee for their diligent work on detailing the three character areas.

Physical Description: In the case of the 260 character area, the southern boundary was drawn just north of Quarterhorse Lane in order to separate out the residential homes in the area. **Commissioner Parrish** recommended extending the zig-zag portion of the southwestern boundary to the section line, in order to account for future expansion and to create a straight line that is easier to keep track of. Commission and public input showed preference for keeping residential areas separate from C3 commercial / industrial areas and keeping the southwestern boundary as-is. ***Commissioner Hough** recommended changing the wording from "proposed for a Town park" to "purchased for a future Town park."

Built Environment: **Jenkins** confirmed that the school property lies within the boundary, though it is not listed.

Circulation: **Chairman Davis** confirmed that Reeves Arena Road should remain on the list. ***Commissioner**

Hough recommended adding "State Route 260 and Howards-Reeves Arena Road" under "Major Intersections."

Points of Interest: ***Commissioner Hough** recommended adding "Future Town Park" under "Parks and Recreation," and **Chairman Davis** asked to remove "Verde River" and "Diamond S Ditch." **Jenkins** explained that the wastewater plant was designated under the lowest zoning, Rural Residential, when it was acquired by the Town. The Town should request a zoning change, which has not yet been done. At the same time a municipality does not have to follow its own zoning, as it is a public facility. Commission discussed the feasibility of monetizing byproducts from the Sanitary District through bio-processing, such as for composting. Former Mayor **Tony Gioia** reported that past attempts to do so failed to secure approval due to multiple environmental and health hazards. According to **Vice Chair Norton**, the land surrounding the Sanitary District is owned by multiple private owners and the Forest Service. **Commissioner Hough** expressed that any proposal to develop businesses on Town-owned land, should have to go through a long, detailed process for approval.

Density and Non-Residential Districts: "PM" stands for "performance industrial." **Counselor Gordon** asked about creating a buffer zone between Residential and PM or M1 in case of future build up. It was explained that the area in question is Forest Service lands, so that an additional buffer would not be necessary. **Gordon** asked about the C3 on the north side of 260, and **Gioia** informed that the Town has visual examples of the vision for that area, and that Detention Pond serves as a buffer zone. **Commissioner Hough** explained that it was not necessary to list drainage ponds or the entrance to the Town Park. ***Gioia, Davis, Norton, and Freeman** favored the idea of adding language to encourage C3 commercial on both sides of 260, up to Detention Pond. Expanding commercial in that high-visibility area would be beneficial to the Town as it is another "entrance" to the Town. **Hough** and **Gordon** agreed that commercial should remain close to 260, and that performance industrial (PM) and light industrial (M1) should be kept away from the highway.

***Jenkins** added that commercial should be spelled out as "C1/C2/C3."

6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the Clear Creek Character Area.** Staff: Michael Jenkins
On a motion by **Commissioner Hough**, seconded by **Commissioner Freeman**, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the Clear Creek Character Area, with the following amendments: 1) Add "White Hills Trailer Park" and "Clear Creek Mobile Home Park" under "Neighborhoods," 2) Add "Sierra Verde Rd" to "Major Roads," 3) Add "State Route 260" and "Sierra Verde Rd" to "Major Intersections," 4) Add "General Cook Trail" and "Clear Creek Trails" to "Major Trails," 5) Remove "Park at Verde Lakes Clubhouse" from "Parks and Recreation" and remove "Wickiup Creek" from "Water Resources, 6) make "Mobile Home Park" plural under "Existing Density."

Physical Description: **Jenkins** highlighted the new Arizona Ave boundary line and all subcommittee edits within the five columns.

Built Environment: ***Kathy Davis** suggested adding "White Hills Trailer Park" and **Commissioner Hough** suggested adding "Clear Creek Mobile Home Park" under "Neighborhoods." It was clarified that gypsum mining is one of the businesses within the area. **Jenkins** explained that "Home Occupations" refers to a subservient usage of a primary residence, where all work is conducted within the building, without signage or impacting residential traffic, such as a one-room barber shop, veterinary service, or computer-based business. He confirmed that any number of construction vehicles for a business may be parked inside the boundary of a residential property, though major heavy equipment could raise some issues.

Circulation: ***Chairman Davis** recommended adding "State Route 260" and "Sierra Verde Rd" to "Major Intersections." ***Commissioner Hisrich, and Counselor Gordon**, and the public noted that "General Crook Trail" and "Clear Creek Trails" should be added under "Major Trails."

Points of Interest: ***Commissioner Hough** noted that the parks at Verde Lakes Club House are for private use only and should be removed; also, "Wickiup Creek" does not qualify as a "water resource." **Chairman**

Davis gave direction to Permit Technician Kendall Welch to move all washes into a "Points of Interest" sub-category. Commissioner Parrish suggested adding "CC Campground" under "Historic Sites."

Density and Non-Residential Districts: *Commissioner Hough noted that "Mobile Home Park" should be made plural. The following details were explained: "Natural Resources" refers to resources available through mining in the area; "Agricultural Use" refers to livestock, such as cattle; "Mining" falls under "land use" not a "zoning" category; and the "C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive" refers to property/land purchased by the McDonald family and rezoned to C3 for a (at one time) proposed gas station.

7. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the McCracken Character Area.** Staff: Michael Jenkins

On a motion by Commissioner Hough, seconded by Commissioner Freeman, the Commission voted unanimously to approve the proposed residential densities & land uses other than residential for the McCracken Character Area, with the amendment to add "CV Hill" and "Fort River Caves" to the "Points of Interest" column.

Physical Description: Jenkins explained that the western boundary jags off of the main McCracken boundary line due to privately-owned residential homes in the area. Cheri Wischmeyer suggested that the area may also contain state trust land, along with Forest Service land. Chairman Davis gave direction to Welch to research the answer and notify Wischmeyer of findings.

Built Environment: The question arose whether mining is still active in the area, and if so, if it is being done legally with proper permits. Differing reports from the public led Chairman Davis to request further investigation into the matter and to agendaizing the topic for the next meeting.

Circulation: Jenkins explained that many of the trails in Camp Verde are "social," and that there are no major trails in the area.

Points of Interest: *Commissioner Hough and Chairman Davis recommended adding the hill with the letters "CV" for Camp Verde as the "CV Hill" under "Points of Interest" column, along with the "Fort River Caves."

Density and Non-Residential Districts: There was discussion of whether to add "Natural Resources," with Gioia expressing that it would be best not to encourage mining in the area. Commissioner Hough expressed a preference to refrain from adding Town Park access to the list.

8. **Determine the next Character Area to discuss.**

The Commission will discuss the State Route 260 Corridor Character Area at the next meeting.

9. **Adjournment**

On a motion by Vice Chair Norton, seconded by Commissioner Blue the meeting was adjourned at 7:25 p.m.

Next Sub-Committee Meeting
May 28, 2014

Next General Plan Work Session
June 12, 2014



BJ Davis, Chairman



Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 22nd day of May 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17 of June, 2014.



Saepyo Choe, Recording Secretary